

VI. PUBLIC SERVICES ELEMENT

Public services are those institutional responses to basic human needs such as health, safety, welfare and education. The PUBLIC FACILITIES ELEMENT for *Mission City* describes the provisions necessary for public facilities and services such as schools, libraries, fire and police, solid waste disposal, etc.

A. SCHOOLS

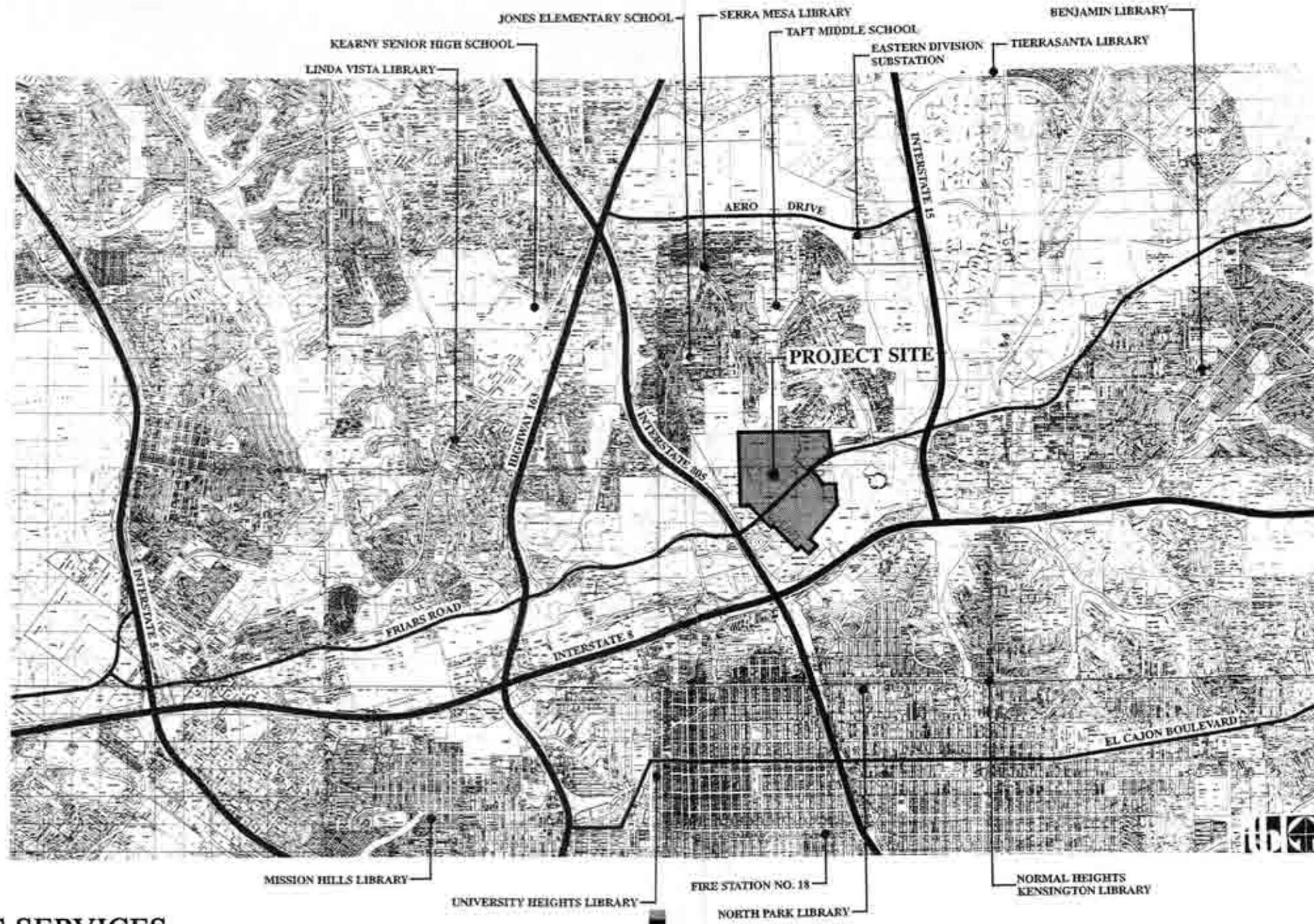
Schools located within the San Diego Unified School District would provide elementary and secondary public education to students generated by residential development in *Mission City*. The closest elementary schools which serve the project area are shown in Figure VI-1, *Surrounding Public Facilities*, and include Jones Elementary, Cubberley Elementary and Juarez Elementary. The middle/junior high school which serves the project area is Taft Middle School, and Kearny Senior High School is the closest high school serving the project area.

Transportation to schools serving the project site is not provided by the school district, and pedestrian access may be infeasible due to safety, distance and topographic barriers. Therefore, students generated by the project would need to provide their own transportation. The developer of *Mission City* (H.G. Fenton Material Co.) is committed to working with the San Diego Unified School District to address methods which may enhance public school access for students residing in *Mission City*. Such methods may include expanded bus service, a trail connection from the northern property boundary with the Serra Mesa street grid surrounding Juarez Elementary School, a sidewalk along Friars Road and Mission Village Drive, etc. The exact method will be determined by the school district.

A schools facilities fee, which provides funding for school construction, has been authorized by Senate Bill (SB) 1287. Developers of residential projects would be responsible for the payment of fees associated with public school services based on size of residential units and as established by the school district in accordance with SB 1287. Present City policy requires that verification of payment of school fees be made prior to issuance of building permits.

B. LIBRARIES

A new library is planned for the Mission Valley community and is needed as the community approaches 18,000 to 20,000 residents. Currently, the City of San Diego is served by a library system which has a Central Library located at 820 "E" Street in downtown San Diego and 33 branch libraries located throughout the City. These facilities are accessible in person but also accessible and interconnected electronically through an on-line catalog. The location of the facilities located proximate to the Mission Valley area are shown in Figure VI-1, *Surrounding Public Facilities*, and include Serra Mesa Branch Library in the Serra Mesa community planning area and the Linda Vista Branch Library in the Linda Vista community planning area both to the north of *Mission City*; the Tierrasanta Branch Library, located northeast of *Mission City* in the Tierrasanta community; and Benjamin Library, located east of *Mission City* in the southwestern part of the Navajo community. Additional library facilities are located south of the Mission Valley community plan area, including the Normal Heights Kensington Branch Library, the North Park Branch Library, the University Heights Branch Library and the Mission Hills Branch Library. Although residents of Mission Valley could visit libraries which serve adjoining communities, the libraries



SURROUNDING PUBLIC SERVICES

MISSION CITY

FIGURE VI-1

in surrounding communities are separated by major geographic and transportation-related barriers from Mission Valley. Further, these facilities are already "at capacity" in serving the communities for which they are the primary resource.

The City of San Diego Libraries Department recommends a new branch library when there are at least 20,000 residents in the community. When the Mission Valley Community Plan was adopted in 1985, the projected population for the community was estimated to be 11,200. However, the development trend in Mission Valley is changing from predominantly office, retail and hotel developments to an increase in residential projects. This trend will affect the estimated residential population in Mission Valley increasing the need to provide a branch library in the community. As the community's population reaches the 20,000 resident threshold and existing branch library facilities become more impacted due to increases in population in surrounding areas, the City will be assessing the need to locate a site and construct a new branch library.

The Specific Plan provides for the dedication of a library site within Planning Area 6. The tentative location of the library site is shown in Figure II-9, *Mission City South Planning Areas*. The library site shall be approximately two acres in size.

C. FIRE PROTECTION

Fire protection is provided by the City of San Diego Fire Department. The nearest station serving the project area is Station No. 28 located at 3880 Kearny Villa Road in San Diego, approximately 2.5 miles to the northwest of the project site (see Figure VI-1, *Surrounding Public Facilities*). Paramedic services are provided through 9-1-1 activated calls.

In 1984, the EIR for the Mission Valley Community Plan concluded that significant adverse impacts to response times of the fire and police departments would occur as a result of the traffic congestion within the planning area. The City has considered the need for a fire station in Mission Valley. A location for Station 45 has been selected at the west end of Mission Valley near the San Diego Police Department western substation. This station was originally intended to be funded through developer impact fees. The actual availability of these funds is far less than what is necessary to complete the improvements. At this time there are no plans to build Station 45. The City is also considering a new station in the east end of Mission Valley near Grantville. The site and funding source have not yet been determined for the eastern station.

D. POLICE PROTECTION

Police protection for the project would be provided by the City of San Diego Police Department - Eastern Division. The Eastern Division Substation is located at 9225 Aero Drive, approximately three miles from the project site (see Figure VI-1, *Surrounding Public Facilities*) and services the Mission Valley community east of Highway 163.

E. SOLID WASTE

The City of San Diego is responsible for solid waste disposal in the project area. Solid wastes generated at *Mission City* are transported to the Miramar Landfill which is owned and operated by the City of San

Diego. The landfill encompasses approximately 1,093 acres, with 729 acres of the total area used for disposal purposes. Various projects have been initiated to increase the landfill capacity and thus extend the life of the landfill. Taking these projects into account, as of June 1995, total remaining capacity is projected to be 14.3 million cubic yards. This total capacity also reflects the assumption that the City will meet certain recycling and diversion goals. Additionally, the City is investigating potential landfill sites (Upper Sycamore, Oak, and Spring Canyons) to meet the City's future disposal needs after the closure of the Miramar Landfill.

F. PUBLIC PARKS AND RECREATION FACILITIES

The Mission Valley Community Plan area is primarily developed with office and commercial uses. Residential development which has more recently occurred in Mission Valley is in the form of attached dwelling units with private recreation areas.

There are no public parks located in Mission Valley. Two resource-based parks border the community and are readily available by automobile and bicycle. These are Presidio Park, located in Old Town San Diego at the western end of Valley, and Mission Bay Park, located west of Mission Valley, along the coast. Presidio Park provides historic resources for public viewing as well as areas for picnicking, while Mission Bay Park provides picnic areas, playgrounds and areas for aquatic activities. Mission Trails Regional Park is located northeast of the community, straddling the upper reaches of San Diego River. Mission Trails Park provides hiking and wildlife observation opportunities. At the western-most end of the community, private or semi-private recreational facilities occur. These include the Sefton Little League fields and the Mission Valley YMCA.

The project site is located immediately adjacent to the San Diego River. This Mission Valley Community Plan and the First San Diego Improvement Project Specific Plan (FSDRIP) call for the development of a river trail system along the San Diego River.

Qualcomm Stadium is located immediately to the east of *Mission City*. This regional sports facility is the home of two professional ball clubs -- the San Diego Padres Baseball Team and the San Diego Chargers Football Team -- and provides the venue of other sporting events, such as outdoor soccer.

Planned within *Mission City* North is a private recreation complex. Located at the north end of *Mission City*, this facility will provide residents with active recreational opportunities, which may include such facilities as basketball courts, tennis courts, a swimming pool, a recreation building, passive play areas, and parking as well as passive open space and extensions of the *Mission City* Trail. Additionally, development areas within *Mission City* have the option of providing additional private recreation facilities. These facilities may include such recreational amenities as a pool, spa, meeting room, barbeque areas, and turf areas for picnicking and pick-up sports.

Within *Mission City* South, other public uses will be provided. The Multiple Use area will provide opportunities for public spaces, such as paseos, plazas, green belts provided for passive recreational enjoyment, community halls and civic uses (such as libraries and day-care centers). The planned arrival feature at the LRT station and the expanded pedestrian trails and sidewalks will further provide areas for interaction of residents, employees and visitors in *Mission City*.